

# FOR LEASE OR SALE

## 504 ADVANTAGE WAY

Aberdeen, Maryland



### First Industrial Realty Trust, Inc.

(NYSE: FR) is the nation's largest provider of diversified industrial real estate. We lease, develop, redevelop, buy, sell, and manage industrial facilities in the nation's top 28 industrial markets.

### PROPERTY OVERVIEW

504 Advantage Way is located in Advantage Business Park in Harford County, which is one of the East Coast's healthiest bulk distribution markets. It offers excellent access to I-95 allowing for 24-hour drive times to more than one-third of the U.S. population and 35% of all manufacturers in the nation.

## PROPERTY STATISTICS

<b>Facility square feet</b> 527,600	<b>Year Constructed</b> 1990
<b>Available square feet</b> 345,975 (divisible) Available 1/1/07	<b>Construction Type</b> Metal panel
<b>Number of Docks</b> 46 (w/ levelers) 3 oversized doors	<b>Zoning</b> GI
<b>Sprinkler System</b> ESFR	<b>Column Spacing</b> 57' w x 50' d
<b>Electric</b> 120-480 volt 3-phase	<b>Parking</b> 5 per 1,000 SF



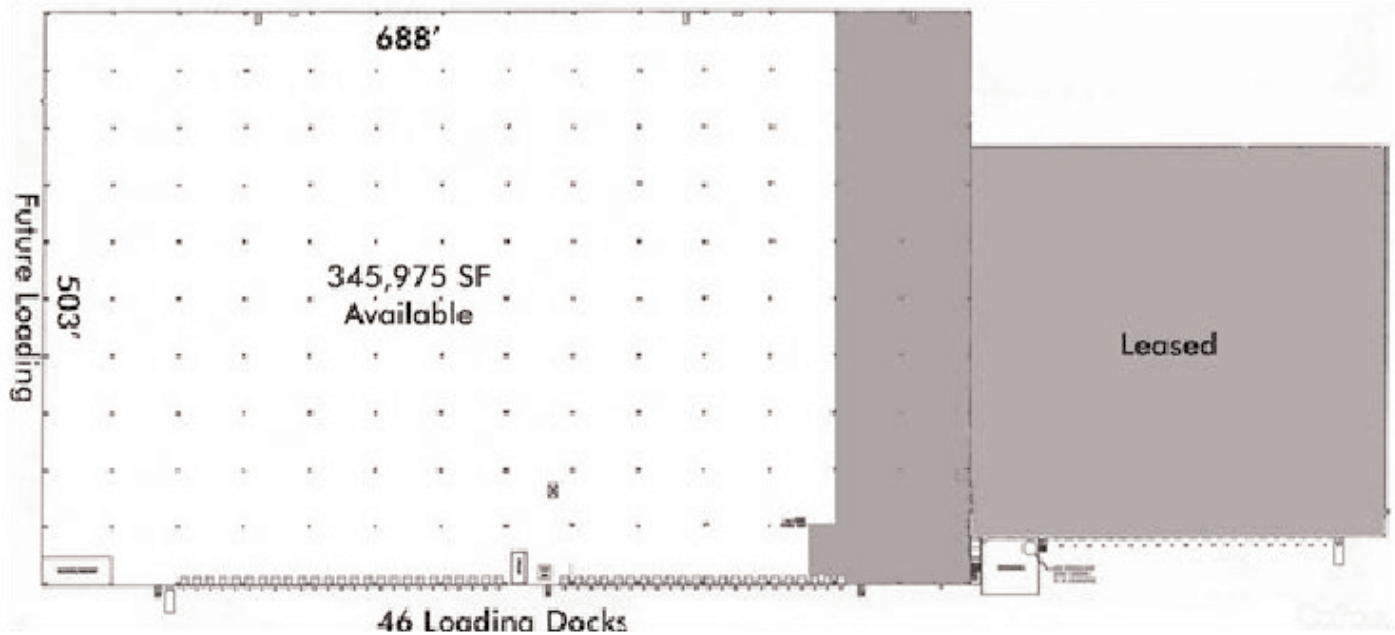
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